

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

JUNE 15, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata
Scott Wilson
Ron Reim

Absent:

None

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the June 1, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – RESTAURANT (I-HOP) - 8049 CLAYTON ROAD

Salim Rangwala, project architect, was in attendance at the meeting. Also in attendance was Mr. Mohammed Al-Aidi, owner.

Catherine Powers explained that Mr. Salim Rangwala, architect for Tamara III, owner, is requesting a Conditional Use Permit (CUP) for the operation of the existing International House of

Pancakes (IHOP) restaurant at 8049 Clayton Road. The Conditional Use Permit is required due to the significant renovations to the structure and the expansion of parking into the required front yard area facing Francis Place. The restaurant pre-dates the establishment of the Conditional Use Permit process and is thereby deemed to have a CUP by the code; this proposed renovation presents an opportunity to provide an actual CUP with the required information outlined. This IHOP restaurant has been operating at this location for several decades. The restaurant accommodates 104 patrons in the dining area. This occupancy rate will remain the same after renovations are complete. 22 on-site parking spaces are currently available. Re-striping of the parking lot will change the parking layout from angled to 90 degrees. Also proposed is the expansion of the parking area approximately 10 feet closer to the property line fronting Francis Place. These changes will improve on-site traffic flow. One (1) accessible parking space will be added for a total of 23 on-site parking spaces, two (2) of which are accessible. A Landscape Plan showing screening of the parking area has not been provided. Catherine indicated that completion of the proposed renovations to the building and the changes in the parking represent significant improvements to this site and while there will be a loss of green space with the expansion of the parking area, on-site traffic circulation will be improved. An appropriate Landscape Plan providing screening of the parking areas and the building would further enhance the appearance of this site. Catherine stated that staff's recommendation is to approve the Conditional Use Permit with the following conditions:

1. That proper landscaping and screening be provided, especially along the property edges bordering Francis Place and Clayton Road;
2. That 23 on-site parking spaces be maintained; and
3. That all signage be approved by the City prior to installation;

Chairman Sanger asked if this needs to go to the Board of Aldermen.

Catherine Powers indicated that the Conditional Use Permit request needs to go to the Board of Aldermen for final decision. She reminded the members that site plan is not a part of this project; only CUP and ARB.

Mr. Rangwala presented a site plan to the members. He commented that parking is a mess and that previously, Francis Place was a one-way street, but now it is a two-way street. He stated that people driving from the northwest side find it difficult to park and that Clayton Road has the best access to the site and wants to get some of the traffic out onto Francis Place. He stated that they will landscape the Francis Place side and work with the City on a landscape plan. He stated that they also will do a Belgard Celtik wall as suggested by Jason.

Steve Lichtenfeld asked if a tree is being lost as a result of the parking reconfiguration.

Mr. Rangwala replied "yes". He stated that the tree will be replaced.

A discussion of how many trees exist and how many will be lost ensued. Jason Jaggi indicated that although the drawings depict a tree on the corner, there is not one there.

Marc Lopata asked about the tree at the south end of the building.

Mr. Rangwala indicated that tree will remain.

Catherine Powers advised the members that the City will ask for a tree protection plan for the trees to remain.

Marc Lopata asked about greenspace.

Mr. Rangwala indicated that greenspace is about 900 square feet.

Marc Lopata asked where the extra water will go.

Mr. Rangwala indicated that there will be a catch basin.

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend approval of the Conditional Use Permit to the Board of Aldermen per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the members.

The architectural review portion of the project was now up for review.

Catherine Powers explained that the front entrance will be enlarged and slightly repositioned and a second exit will be added on the south side facing Clayton Road. On the north elevation of the building, a new enclosure will be built around the relocated walk-in cooler, storage area, utility room, and walk-in freezer. The existing roof will be replaced. Existing roof signage will be removed and new signs will be added to the west and south elevations. The existing structure is brick and stucco. On the front side of the building facing Francis Place, existing stucco walls will be repainted light tan. The existing brick planter and wall will be tuck pointed and painted dark tan. Exposed concrete on this western elevation will also be painted dark tan. New insulated aluminum windows and an aluminum door in a redwood color will replace the existing. The new standing seam metal roof will be painted "Phantom Blue." New wood fascia painted dark red will cap the ends of the steep-sloped roof. New wood lattice will be added to the front façade and painted off-white. The existing trim will be painted light tan. The enclosure to be built around the existing walk-in freezer will also surround a new utility room. This enclosure will have a stucco finish painted light tan and a hollow metal door painted dark tan. Although this enclosure will enlarge the building footprint, the additional storage area will be located on existing asphalt pavement. The on-site parking lot will expand approximately ten feet onto an existing grassy area closer to Francis Place. Two existing trees will be removed to accommodate the expanded parking area. A one foot retaining wall will separate the parking spaces from the sidewalk along Francis Place; however, the material has not been specified on the plans. The proposed renovations and parking changes represent a much needed improvement to the existing structure and the reconfigured parking lot will improve circulation on the site; however, a Landscape Plan will need to be provided. Catherine indicated that staff recommends approval as submitted with the following exceptions:

- 1) Submit a Landscape Plan showing screening of the surface parking and landscaping along the property edges for staff review and approval; and
- 2) Acquire signage permits before adding signs to structure.

Mr. Rangwala presented a color rendering and colors to the members. He explained that another emergency exit door will be added. He stated that the existing roof is leaking and the windows are not insulated, amongst other problems with the building. He stated that the color changes represent the new I-HOP look.

Chairman Sanger asked if the roof will be replaced.

Mr. Rangwala replied “yes”. He stated that the new 1 ½” standing seam metal roof will be a darker color than it is now (color swatch sample presented).

Scott Wilson asked how the seams run.

Mr. Rangwala replied “vertical”.

Steve Lichtenfeld questioned how far the peak is away from the base and if it is more than 18”, how the seams will terminate.

Mr. Rangwala stated he did not know.

Steve Lichtenfeld asked if the roof is anodized.

Mr. Rangwala replied “yes”.

Jim Liberman asked why the retaining wall will not be brick.

Mr. Rangwala indicated that he did not want it to match the building. Samples of two different colors were presented. Mr. Rangwala stated that they choose the “tanish” color to resemble the brick.

Steve Lichtenfeld asked if it will be Belgard.

Mr. Rangwala replied “yes”.

Steve Lichtenfeld asked if the wall will contain random sized blocks.

Mr. Rangwala replied “yes”.

Marc Lopata asked the U-value and/or solar value of the windows. He stated the better the window, the more energy efficient.

Steve Lichtenfeld asked if wood fascia is being added above the doors on the west elevation.

Mr. Rangwala replied “yes”.

Steve Lichtenfeld asked if they considered the same for the south elevation.

Mr. Rangwala indicated the design & colors are the I-HOP standard.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Chairman Sanger asked how long the restaurant will be closed during renovation.

Mr. Rangwala stated that they hope to only be closed 3 months.

ARCHITECTURAL REVIEW – EXTERIOR RENOVATION – SINGLE FAMILY
RESIDENCE – 600 W. POLO

Mr. James (Jim) Davis and Mrs. Jean Davis, owners, were in attendance at the meeting. Also in attendance was Don Muller of Thomas Construction.

Catherine Powers explained that this is consideration of a request by James and Jean Davis, owners, for approval of the use of vinyl siding on an existing stucco residence. The siding job has been partially installed by Thomas Construction and a stop work order has been placed on the site due to the use of vinyl siding. The existing home contains stucco on three sides except for the rear which was subject to an addition many years ago. The existing addition contains white vinyl siding. The owners are seeking approval to re-side the entire house with white vinyl lap siding. The applicants are requesting a modification to the Architectural Review Guidelines which do not permit the use of vinyl siding as an exterior material. In the letter submitted to the Architectural Review Board, the owners state that the existing stucco material has been a continuing maintenance problem and contains many cracks. The letter also indicates that the proposed vinyl siding will require less maintenance, match the existing material found on the rear addition, and present an improved appearance. To further support the use of vinyl siding, the owners indicate that the lot is deep and heavily wooded which limits the visibility of the residence from the street. A letter from the Polo Place Trustees has also been submitted which indicates that they generally do not approve the use of vinyl siding; however, they have agreed to its use given the heavily wooded and deep setback characteristics of this property. The extensive use of vinyl siding to an existing stucco structure does not meet the intentions of the Architectural Review Guidelines; however, staff recognizes that a new siding material will enhance the appearance of this house. Additionally, due to the site characteristics of this property it will not be extremely visible from the street or adjoining properties. Nonetheless, staff would prefer the use of a fiber-cement siding as a higher quality alternative to vinyl or reconstruction of the existing stucco finish. Staff is concerned that the use of vinyl siding on this property, which is not an approved product, will establish a precedent and therefore, staff recommends the use of fiber-cement siding or to repair and refinish the existing stucco as alternatives to vinyl.

Mr. Davis distributed additional photos of his home to the members. He noted that some of the photographs were included in his submittal. He asked for an exception to the ARB

Guidelines to allow the new vinyl siding on his home as he believes the material enhances the appearance of the house and simplifies maintenance. He stated that he signed a contract in the Spring with Thomas Construction; installation began on May 20th and the City Inspector put a “Stop Work Order” on the job on May 26th, after the east side and some of the front had already been put up. He stated that he has since talked with Planning staff, neighbors and Trustees and since there is little objection, he asked that he be allowed to go ahead with the job. He indicated that the house is set back 90 to 100 feet from the front property line and that it is also heavily wooded. He referred to the many letters his neighbors have written in support of the project. He advised the members that the house at 518 E. Polo is completely vinyl sided and Dan Human’s house is also completely sided, although he does admit that most of the homes are brick, stone or stucco. He respectfully requested approval for the vinyl siding as it was a simple white house before and will end up a simple white house.

At this time, Mr. Davis introduced some Trustees and neighbors to the members. He also introduced Don Muller of Thomas Construction.

Scott Wilson asked if Hardie Board siding would be acceptable.

Catherine Powers indicated that Hardie Board is an acceptable material, but that the project would still have to come before this Board for approval.

Chairman Sanger voiced his concern about the new siding being different than the siding on the addition. He commented that this Board is very stingy about approving siding.

Mr. Davis indicated that he wanted the siding to match, but the existing siding is aluminum. He stated that he believes this new siding is a better match than stucco.

Chairman Sanger commented that he thought that contractors were supposed to check on permit requirements.

Mr. Davis advised the Board that the salesman told him that they would do that.

Steve Lichtenfeld referred to the support letters that were presented and included in the agenda packet. He noted that other Polo residents were not in favor of the use of vinyl siding, citing the ARB Guidelines, precedent and economic value of the neighborhood as issues.

Mr. Davis stated that he understands; however, he believes the \$2.4 million house up the street will add as much value to the neighborhood as his will reduce.

Jim Liberman commented that he is not in favor of the use of vinyl siding here in Clayton.

Scott Wilson commented that going from stucco to siding is a massive change to the architecture.

Chairman Sanger agreed. He asked if the Board denies this request, how the owner could proceed.

Catherine Powers suggested that Mr. Davis should meet with staff and if it is decided that the owners wish to proceed with Hardie Board siding, then they would come back to this Board for approval; if they decide to repair the existing stucco, then they could just proceed with the work.

Ron Reim commented that the number of penetrations to the existing stucco would determine the damage.

Mr. Davis indicated that if the new siding is taken down, the stucco would be in worse shape than it is currently.

Jim Liberman asked if new stucco could be used.

Mr. Davis indicated that he would prefer not to have stucco as he does not like it very much and because of interior moisture issues.

Mr. William Burris, 615 Polo, indicated that although he would prefer no vinyl siding, the house does look much better where the new siding has been installed as opposed to where it has not and therefore, supports its use in this case.

Mr. Steve Kissell, Trustee, 521 W. Polo, advised the members that their indentures do not address materials and only allows review of fences and roofs; however, as Trustees voicing the response of the neighborhood, Mr. Davis' lot is heavily wooded and because of that, this house could get away with using vinyl as it is probably the plainest house in Clayton as it is a simple white box without a lot of features. He stated that he does, however, applaud the City's efforts not to approve vinyl.

Mel Disney, Clayton resident, referred to the previous comments made about the stucco being penetrated. He stated that vinyl does not "breathe" as stucco does.

Marc Lopata commented that vinyl has vents.

Ron Reim indicated that he would have to look at it, but once vinyl is applied, there is very little chance to save the stucco.

Mr. Davis stated that the stucco is cracking.

Scott Wilson stated that this is better as the house is not pretty and that he agrees that the lot is heavily wooded, but that a new owner could come along and cut down those trees that shield the view of the house. He indicated that if a vote were taken now, he would have to vote to abide by the rules.

Mr. Davis advised the members that the house was built in 1927 and he is sure it will be a tear-down as it is a large lot.

Chairman Sanger indicated that unfortunately, they cannot bank on a future event and a problem he sees is someone in the future throwing it back in our face that we allowed vinyl siding; therefore, he cannot approve the request.

Being no further questions or comments, Steve Lichtenfeld made a motion to deny the request for vinyl and recommended the owner follow staff recommendations. The motion was seconded by Jim Liberman and received the following roll call vote: Ayes: Chairman Sanger, Steve Lichtenfeld, Craig Owens, Jim Liberman, Marc Lopata, Scott Wilson, Ron Reim. Nays: None. Motion passes (vinyl is denied).

Marc Lopata stated that he wants to encourage developers to bring in window specifications and R values on other items as well.

Catherine Powers informed the members that staff is looking at these issues and that the 2009 Building Code is being reviewed as well, which contains additional energy ratings.

Chairman Sanger suggested that the contractor for 600 W. Polo contact City staff and go through the available options.

Catherine Powers reminded the members that if Hardie Board is proposed, it will have to come back to the ARB for review and determination. She stated if they go back with stucco, the owner can simply proceed with the work.

An audience member suggested, in order to avoid these types of problems in the future, that Trustees be given a copy of the City's procedures.

Chairman Sanger stated that this type of information is on the City's website and in the City Newsletter.

Mr. Davis asked how much time he has to remove the vinyl that has already been installed.

Catherine Powers informed Mr. Davis that the City will work with him to resolve this issue.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:35 p.m.

Recording Secretary